

ORDINANCE NO. 2016-06

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, CREATING CHAPTER 17, SEC. 17-79. MULTI-FAMILY RENTAL UNITS; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Commission of Pahokee finds that revisions to the Code of Ordinances of the City of Pahokee are necessary.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PAHOKEE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing “WHEREAS” clause is ratified and confirmed as being true and correct as is made a specific part of this Ordinance.

Section 2. Sec. 17-79 is hereby created to read as follows:

Sec. 17-79. Multi-Family Rental Units

1. Multi-Family Rental Units (MFRU) shall mean any property that has more than three rental units.

All Multi-Family Rental Units (MFRU) exteriors shall be kept free of mold and mildew and chipped paint.

3. All Multi-Family Rental Units (MFRU) shall be pressure-washed, primed, and completely painted every five (5) years. Within one year of the date of this ordinance, all MFRU shall be pressure-washed, primed and completely painted unless the owner requests an inspection from the Code Enforcement Department and they determine the buildings are not in need of painting until a later date, which will be set by Code Enforcement, based upon the condition of the existing paint. In no event shall the time for painting be postponed beyond five (5) years from the date of adoption of this ordinance June 28, 2016 and every five (5) years thereafter.

4. (a) All Multi-Family Residential Units (MFRU) shall have the required number of parking spaces under the Land Development Code. All grandfathered MFRU shall have, at a minimum, 1.5 spaces per unit. All spaces shall meet the requirements for paved parking, striping and drainage, have the required base foundation, and be asphalt or concrete. All MFRU's shall be required to obtain the proper permits and complete parking in compliance with this Code within six (6) months of the adoption of this Code June 28, 2016.
- (b) Variance – MFRU's may apply for a variance from the requirements of this section, provided that they meet the variance requirements of the ULDC and can show specific off-site parking which the MFRU is legally entitled to use.
5. All MFRU's shall have on file with the City information regarding contact information for the owner and for the landscape and maintenance crew responsible for the upkeep of the grounds.
6. MFRU Landscaping – All MFRU's shall replace all landscaping that is missing from the original approvals within six (6) months of the date of adoption of this Ordinance. All MFRU's that do not have an approved landscape plan on file with the City shall, within one year, apply for, obtain, and implement a landscape plan that meets the City Code.

Section 3. Severability. If any section, subsection, clause or provision of this Ordinance is declared unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

Section 4. Conflict. All sections or parts of sections of the revised Code of Ordinances in conflict herewith are intended to be repealed to the extent of such conflict.

Section 5. Inclusion in the Code of Ordinances. It is the intention of the City Commission, and it is hereby ordained that the provisions of this Ordinance shall become and are made a part of the Code of Ordinances of the City of Pahokee, that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word "ordinance" may be changed to "Section" or other appropriate word.

Section 6. Effective Date. This Ordinance shall be effective immediately upon passage by the City Commission in second reading.

PASSED AND ADOPTED on first reading this 14th day of June, 2016

PASSED AND ADOPTED on second reading this 28th day of June, 2016.

Keith W. Babb, Jr., MAYOR

Attest: _____
Tijauna Warner, CITY CLERK

	First Reading	Second and Final Reading
MAYOR BABB	_____	_____
VICE MAYOR HILL	_____	_____
COMMISSIONER HOLMES	_____	_____
COMMISSIONER MURVIN	_____	_____
COMMISSIONER WALKER	_____	_____

APPROVED AS TO LEGAL SUFFICIENCY

Gary M. Brandenburg, CITY ATTORNEY